



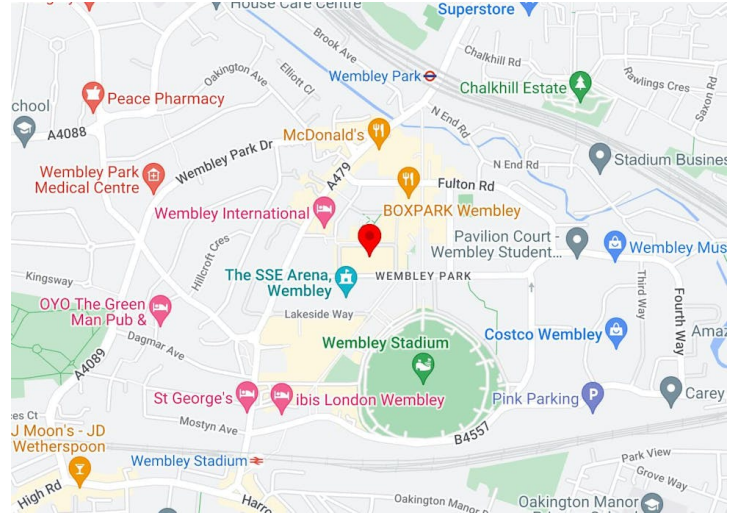
A landmark sustainable headquarters adjacent to Wembley Stadium with amazing transport links.

- Sustainable building
- Fully furnished

# Brent Civic Centre

Engineers Way, Wembley, HA9 0FJ

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	9,270 to 18,591 sq ft / 861.21 to 1,727.16 sq m
<b>Rent</b>	£32.50 per sq ft
<b>Rates Payable</b>	£10.67 per sq ft 2024
<b>Service Charge</b>	£6 per sq ft Subject to annual increases in line with RPI
<b>Car Parking</b>	Secure basement car parking by agreement
<b>EPC</b>	A (22)

## Location

Brent Civic Centre occupies a prime position in central Wembley adjacent to Wembley Stadium. The property lies between Wembley Park Underground station (Jubilee and Metropolitan lines) and Wembley Stadium station (a direct line between London Marylebone and Birmingham Moore Street station). Junction 1 of the M1 is 4.5 miles away, therefore, the M25 at junction 23 is 16.6 miles away. The North circular, A406, is within 2 miles and the A40 is within 3 miles at Hanger Lane.

## Property Highlights

Brent Civic Centre is a nine storey landmark office building; providing tenants with an opportunity to lease office space within one of the UK's most sustainable buildings with excellent amenities and public transport links.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th - North Wing	9,361	869.67	Available
7th - North Wing	9,270	861.21	Available
<b>Total</b>	<b>18,631</b>	<b>1,730.88</b>	

## Amenities & Specifications

- \_ BREAM Rating: Outstanding
- \_ EV Charging Points: Yes
- \_ Fitout Concept: CAT A+



### Angus Malcolmson

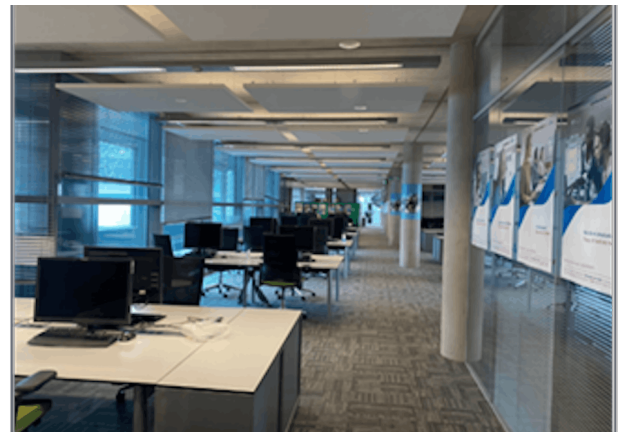
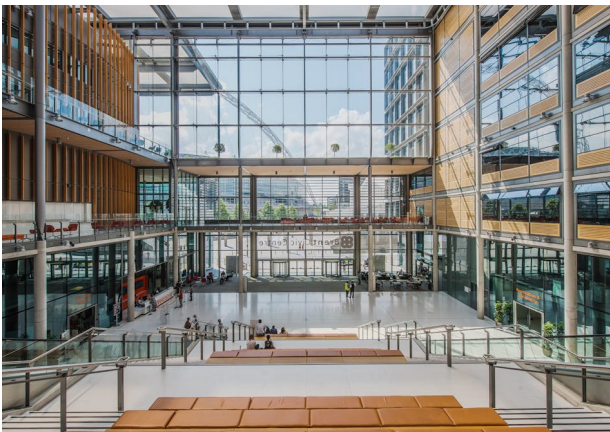
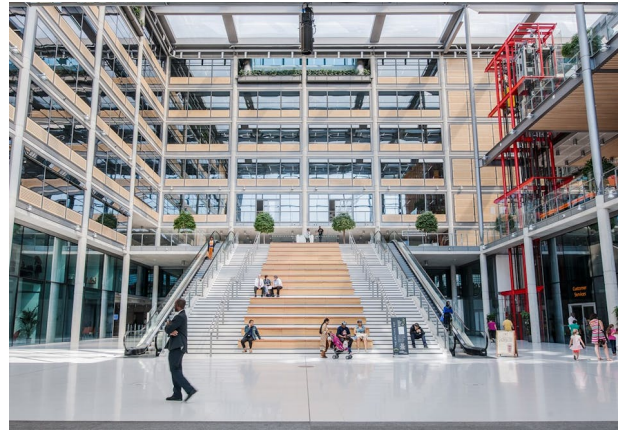
020 7911 2763 | 07836 627 477  
angus.malcolmson@avisonyoung.com



### Harry Bird

+44 758 673 5616  
harry.bird@avisonyoung.com

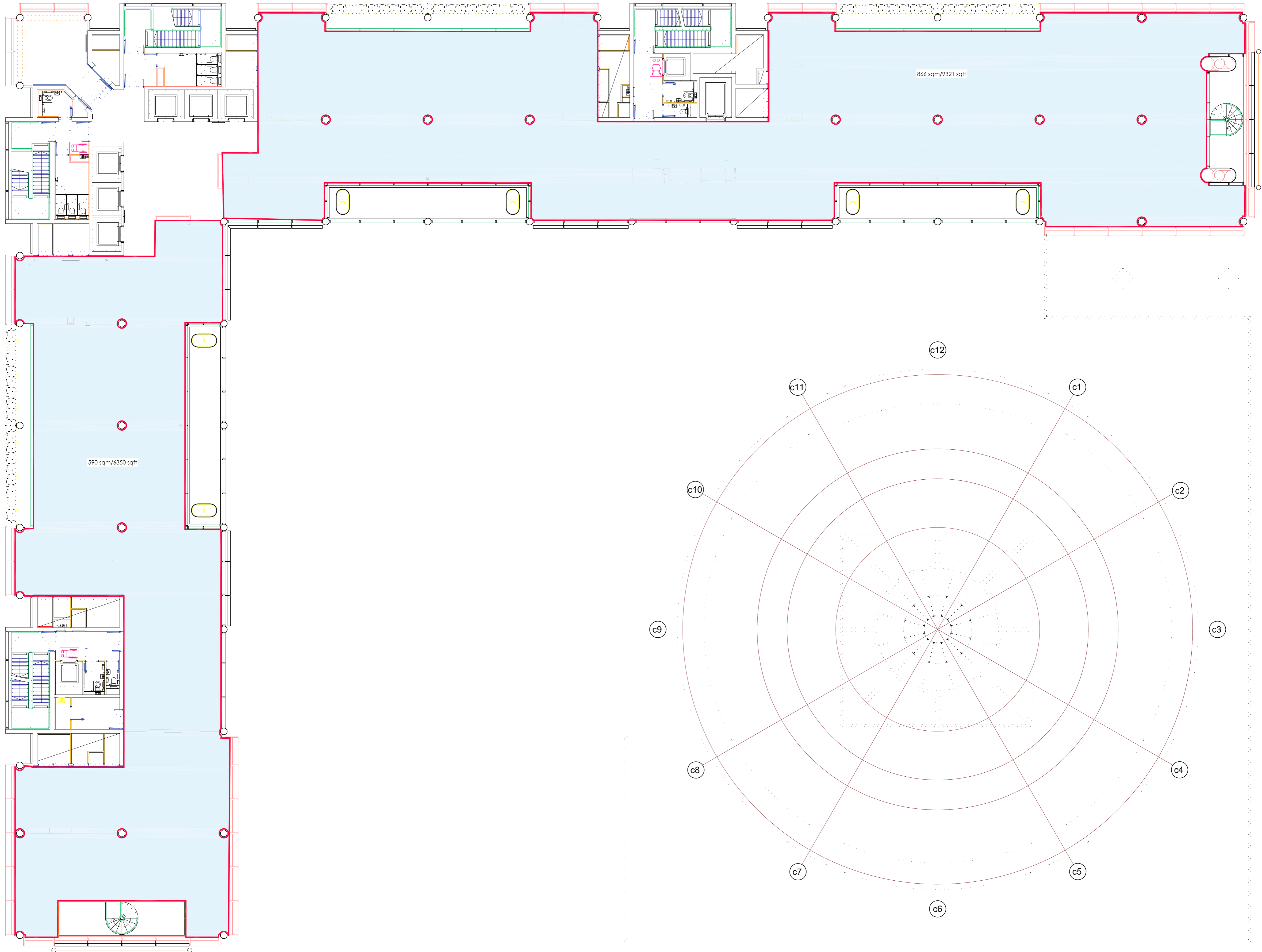




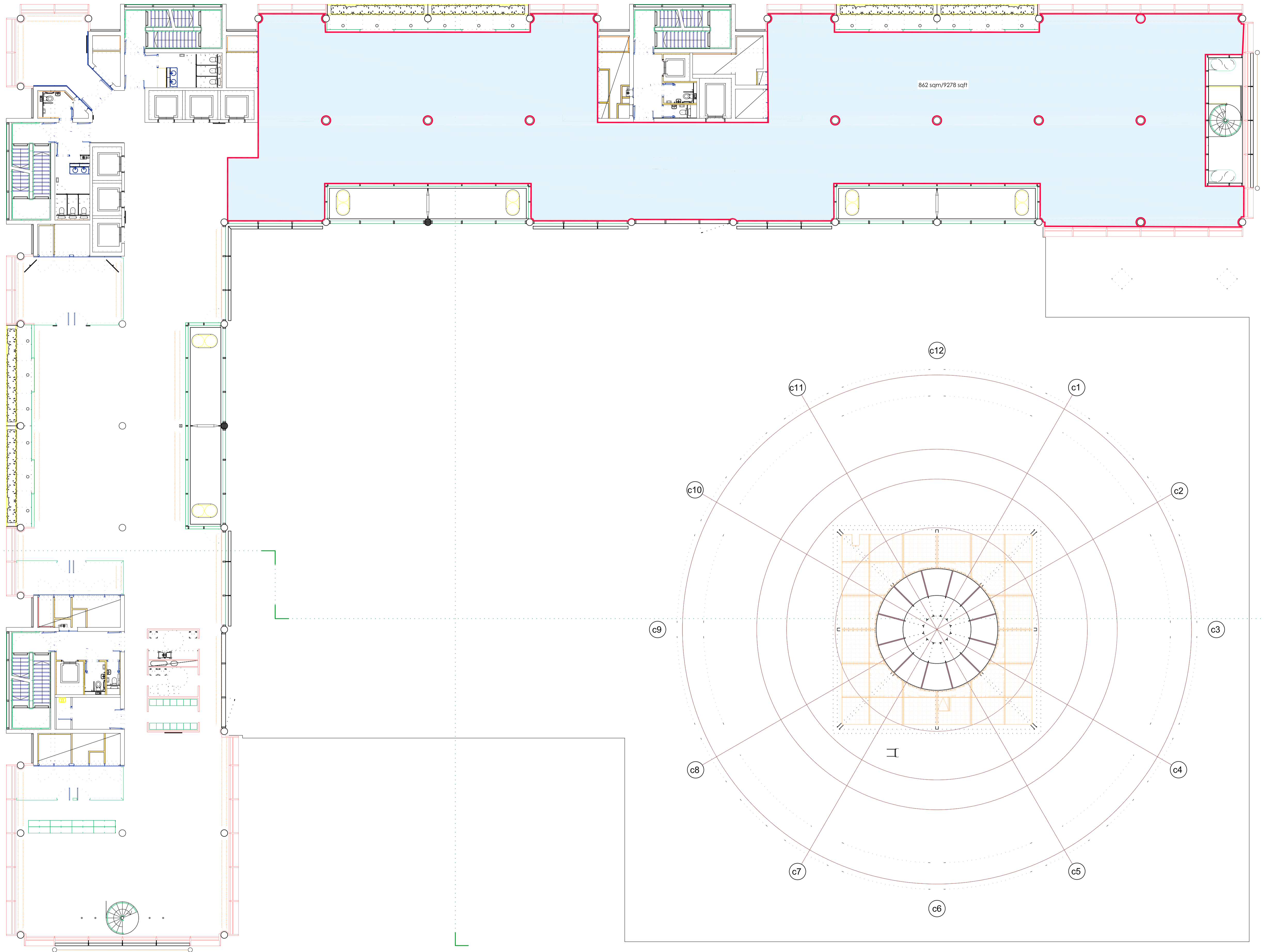
Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

# BRENT CIVIC CENTRE - 8th FLOOR



# BRENT CIVIC CENTRE - 7th FLOOR



# BRENT CIVIC CENTRE - 1st FLOOR

